

CITY OF BOULDER
PLANNING BOARD ACTION SUMMARY
Thursday, June 2, 2016

1. CALL TO ORDER AND ROLL CALL : 6:03 p.m.			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Absent	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
A.		May 12, 2016	Approved
B.		May 26, 2016	Approved
3. PUBLIC PARTICIPATION			
<ol style="list-style-type: none"> John Driver spoke in opposition to 1440 Pine and presented a handout. Rebecca Shoag spoke in opposition to 1440 Pine. Scott Curry spoke in opposition to 1440 Pine. 			
4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.		Call Up Item: SPARK Subdivision (TEC2016-00006) located at 3390 Valmont Road; 3085, 3155, and 3195 Bluff Street: Final Plat to replat the existing site into four lots and two outlots.	No Action
5. PUBLIC HEARINGS			
A.		AGENDA TITLE: Public hearing and consideration of a motion to recommend approval of an ordinance amending section 9-6-5(d) "Mobile Food Vehicle Sales," amending section 9-16-1(c) "Definitions" to redefine "Mobile Food Vehicle" to include human powered vehicles, amending section 7-6-28, B.R.C. 1981 "Bicycle Parking" and setting forth related details.	Recommended Approval
		Comments: Planning Board recommend that staff consider and develop additional proposals that would address the use of push carts in public areas for vending food.	
B.		AGENDA TITLE: Public hearing and consideration of a request for a two-story, 766 square foot rear addition to an existing single family home to convert the residence into a tri-plex, located at 2949 Broadway with a request for a 37.5 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet within the RH-2 zoning district. Case no. LUR2014-00097. Applicant: Michael Bosma Owner: ALR Investments LLC	Approved

		<p>Comments: Planning Board added 2 new conditions:</p> <ol style="list-style-type: none">1. <u>The south sidewalk be extended across the entire property from east to west replacing the landscape area “6” with pavement for bicycle access and pedestrian access.</u>2. <u>The addition be located as far west as can be accommodated by site constraints in particular the back-up area to create as much separation as possible between the massing of the primary structure and the addition.</u> <p><u>Friendly amendment made by L. Payton, that Planning Board recommend a condition that the finishes on the addition be adjusted to be more sympathetic and compatible with the historical structure. Friendly amendment was accepted by H. Zuckerman.</u></p>	
C.		<p>AGENDA TITLE: Public hearing and consideration of a NONCONFORMING USE REVIEW (LUR2015-00118) request to amend the approved operating characteristics for the Alpine Modern Café at 904 College Ave. within the RL-1 zone district to allow for beer and wine sales during regular business hours, and to extend the closing time from 7:00 p.m. (existing) to 9:00 p.m. (proposed) Mondays through Thursdays. No other changes to the existing operating characteristics are proposed.</p> <p>Applicant: Lon McGowan Owner: James Carter</p>	Approved
		Comments:	
	6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY		
A.		Changes to Tax Credits Available for Residential and Commercial Restoration of Historic Structures	No Action
B.		Collaboration between the EAB and Planning Board	No Action
7. DEBRIEF / CALENDAR CHECK			
8. ADJOURNMENT: 8:26 p.m.			